VARSITY COMMUNITY SPECIAL STUDY

Table of Contents

	Page
RECOMMENDATIONS	1
1. INTRODUCTION	3
1.1 Background	3
1.2 Study Area	3
1.3 Purpose	3
1.4 Organization of this Report	3
2. REVIEW OF LAND USE CONCERNS	5
2.1 The 22 Persons Per Acre Density Policy	5
2.2 Open Space Policy	5
3. THE DEVELOPMENT POTENTIAL OF VACANT SITES	8
3.1 Background	8
3.2 Analysis of the Development Potential of the Vacant Sites	8
4. ASSESSMENT OF IMPACT ON VARSITY OF POTENTIAL DEVELOPMENT ON VACANT SITES	14
4.1 Population Growth	14
4.2 Open Space	14
4.3 School Facilities	14
4.4 Shopping Facilities	15
4.5 Existing Utilities	15
5. REVIEW OF TRAFFIC VOLUMES	15
5.1 Background	15
5.2 Possible Measures for Reducing Traffic Volumes	19
6. CONCLUSION	20
7. IMPLEMENTATION	20
APPENDIX 1	22

List of Maps

Page

Map 1 - Study Area 4

Map 2 - Existing Land Use Designations 6

Map 3 - Proposed Land Uses for Undeveloped Sites 9

Map 4 - Sites Requiring Land Use Redesignations 23

List of Figures

Figure 1 - Traffic Volumes on 53 Street N.W. Compared to Propulation Growth in the Varisty Community 16

Figure 2 - Traffic Volumes on 53 Street N.W. compared to Population Growth in several Northwest Communities 17

Figure 3 - Road Constriction on 53 Street N.W. 18

Figure 4 - "Limited Movement Interchange" (Re: Varsity Acres Design Brief) 19

RECOMMENDATIONS

The key recommendations of the Varsity Community Special Study are summarized as follows:

LAND USE CONCERNS (See Map 3)

Site 1

That the northerly and southerly portions of Site 1 should be considered for DC, Direct Control District with R-2A, Residential Low Density District guidelines and R-1 Residential Single-Detached District, respectively, to allow a maximum of 32 units (see Section 7 for Implementation).

Site 2

That Site 2 should be redesignated from DC, Direct Control District with guidelines for a medical/dental clinic to DC with R-2A, Residential Low Density District guidelines to allow a maximum of 16 units (see Section 7 for Implementation).

Site 3

That if Site 3 is not developed for the previously approved service station (DP#88/1548), it should be redesignated to DC with R-2A, Residential Low Density District guidelines to allow a maximum of 7 units.

Site 4

That the northwest 3.24 hectares ± (8 acres ±) of Site 4 should be developed for single-family detached dwellings subject to DC, Direct Control District with guidelines. The remaining southeast 5.99 hectares ± (14.8 acres ±) of the site should be retained for a park.

Site 5

That the Varsity Acres Design Brief should be amended by replacing "mf - multi-family" designation on Site 5 with the current A, Agricultural and Open Space District designation.

Site 6

1. That the northerly 18.29 hectares ± (45.21 acres ±) of Site 6 should be retained for a future park in the Bow River valley. When this privately owned land is acquired by the City, it should be redesignated to PE - Public Park, School and Recreation District.

2. That the southerly City-owned 5.46 hectares ± (13.49 acres ±) of Site 6 should be redesignated to PE - Public Park, School and Recreation District (see Section 7 for Implementation).

Site 7

That Site 7 should be redesignated from C-6 and UR to PE - Public Park, School and Recreation District (see Section 7 for Implementation).

Sites 8-11

That no change should be made to the current land use designations of Sites 8-11, and that Site 9 be retained for the future LRT park-n-ride, kiss-n-ride and feeder bus terminal facilities.

TRANSPORTATION ISSUES

Road Constriction on 53 Street N.W.

That the Transportation Department should discuss with the Varsity Community Association the feasibility of implementing a road constriction on 53 Street on a trial basis, including any other traffic control measures (e.g., Stop/Warning Signs/Barricades) required on 53 Street south of Crowchild Trail N.W.

VARSITY COMMUNITY SPECIAL STUDY

1. INTRODUCTION

1.1 Background

This report was requested by City Council at its meeting on November 16, 1987 following its approval of the recommendations of the Operations and Development Committee in their Clause OD87-102. The report addresses concerns raised by the Varsity Community regarding the potential inpact on the community of developing existing vacant sites.

1.2 Study Area

The study area is the northwest community of Varsity shown on Map 1.

1.3 Purpose

The purpose of this report is to review, and make recommendations on, the following concerns expressed by the Varsity community:

1.3.1 The Varsity Acres Design Brief's 22 p.p.a. (persons per acre) density policy needs to be reviewed.

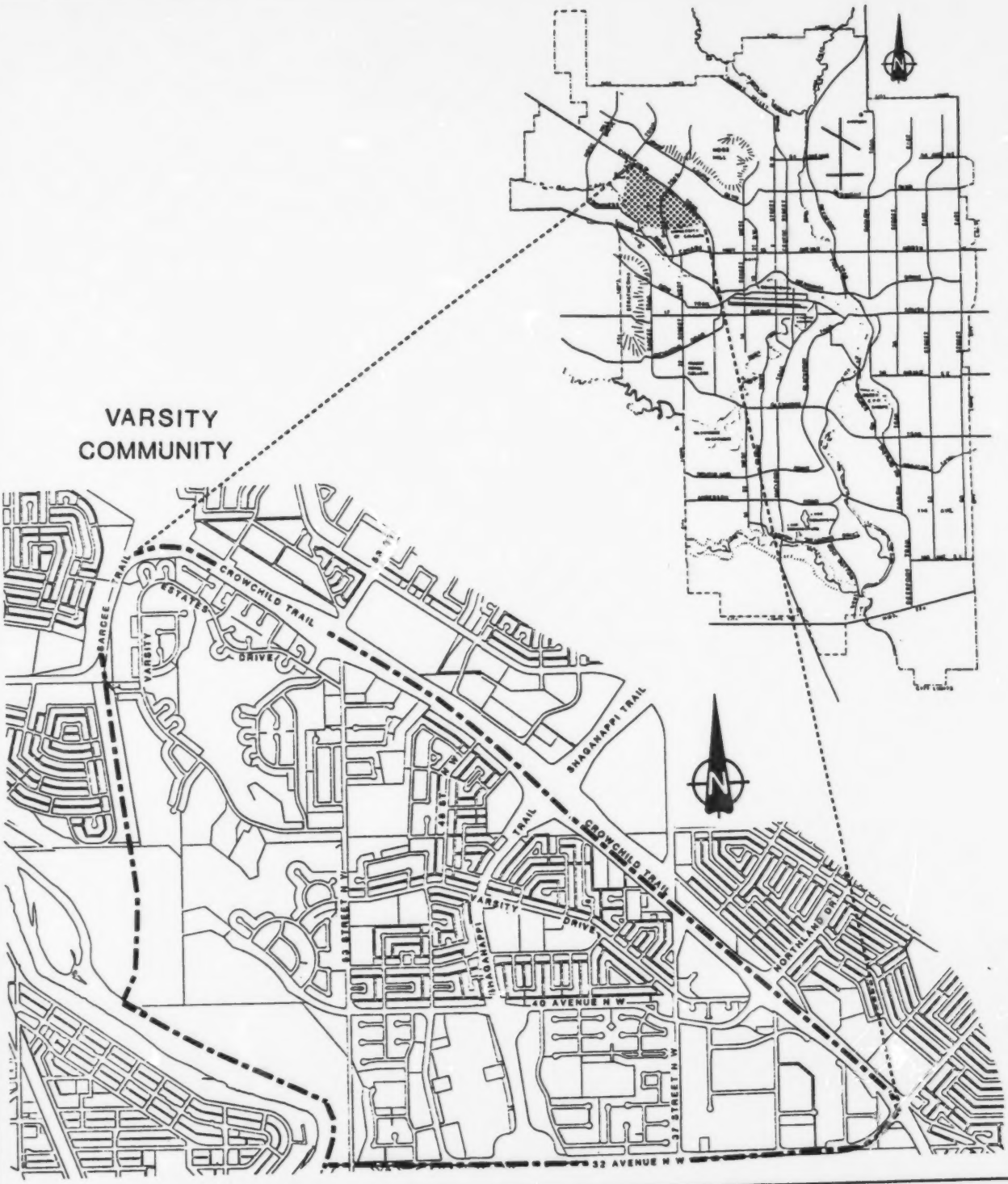
1.3.2 Clarification is required of the open space policies included in the Varsity Acres Design Brief.

1.3.3 Policies are needed concerning the future development of undeveloped sites existing in the Varsity area.

1.3.4 There are high traffic volumes in the Varsity area, particularly on 53 Street south of Varsity Estates Drive N.W.

1.4 Organization of this Report

This report looks firstly at the current situation in Varsity as regards population density and the provision of open space (Section 2.1 and 2.2). Next it analyses the eleven vacant sites and recommends suitable land uses for each (Section 3.0). Then it considers the impact on the community of those sites being developed as recommended (Section 4.0). Finally the report reviews the traffic volumes on 53 Street N.W. and looks at ways in which it might be controlled (Section 5).



MAP 1 VARSITY COMMUNITY SPECIAL STUDY

TITLE STUDY AREA

DATE APRIL 1989

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

LEGEND

STUDY AREA BOUNDARY

SCALE

1"=2250'

2. REVIEW OF LAND USE CONCERNS

2.1 The 22 Persons Per Acre (P.P.A.) Density Policy:

The community is concerned that achievement of the 22 p.p.a. density policy, stated in the Varsity Acres Design Brief, 1974, might drastically increase the Varsity population and adversely affect schools, open space and other community facilities available in Varsity.

2.1.1 Background

The Calgary General Municipal Plan, 1973, required that an average residential density of 22 p.p.a. be achieved in new areas. That policy, which was included in the Varsity Acres Design Brief, and other planning documents, was found to be impractical in terms of implementation. The residential densities achieved in new communities in recent years have been between 15 and 18 p.p.a. compared to the 22 p.p.a. policy guideline. This shortfall in residential density is mainly due to falling occupancy rates and the general trend towards smaller families.

The current Calgary General Municipal Plan, 1981, contains density guidelines which allow much more discretion in determining residential densities. The general intent now is for residential densities to be determined when preparing area specific plans taking into consideration local circumstances.

2.1.2 Analysis of the 22 P.P.A. Density Policy Application in Varsity

The Varsity Acres Design Brief calls for a population of 20,109 persons over a gross area of 1,045 acres which excludes Silver Springs Golf Course, University Research Park, Shaganappi Trail right-of-way, Market Mall Regional Shopping Centre and all environmental reserve land. The Design Brief requires a density of 19.4 persons per gross acre closely following the 22 persons per acre guideline of the 1973 Calgary General Municipal Plan.

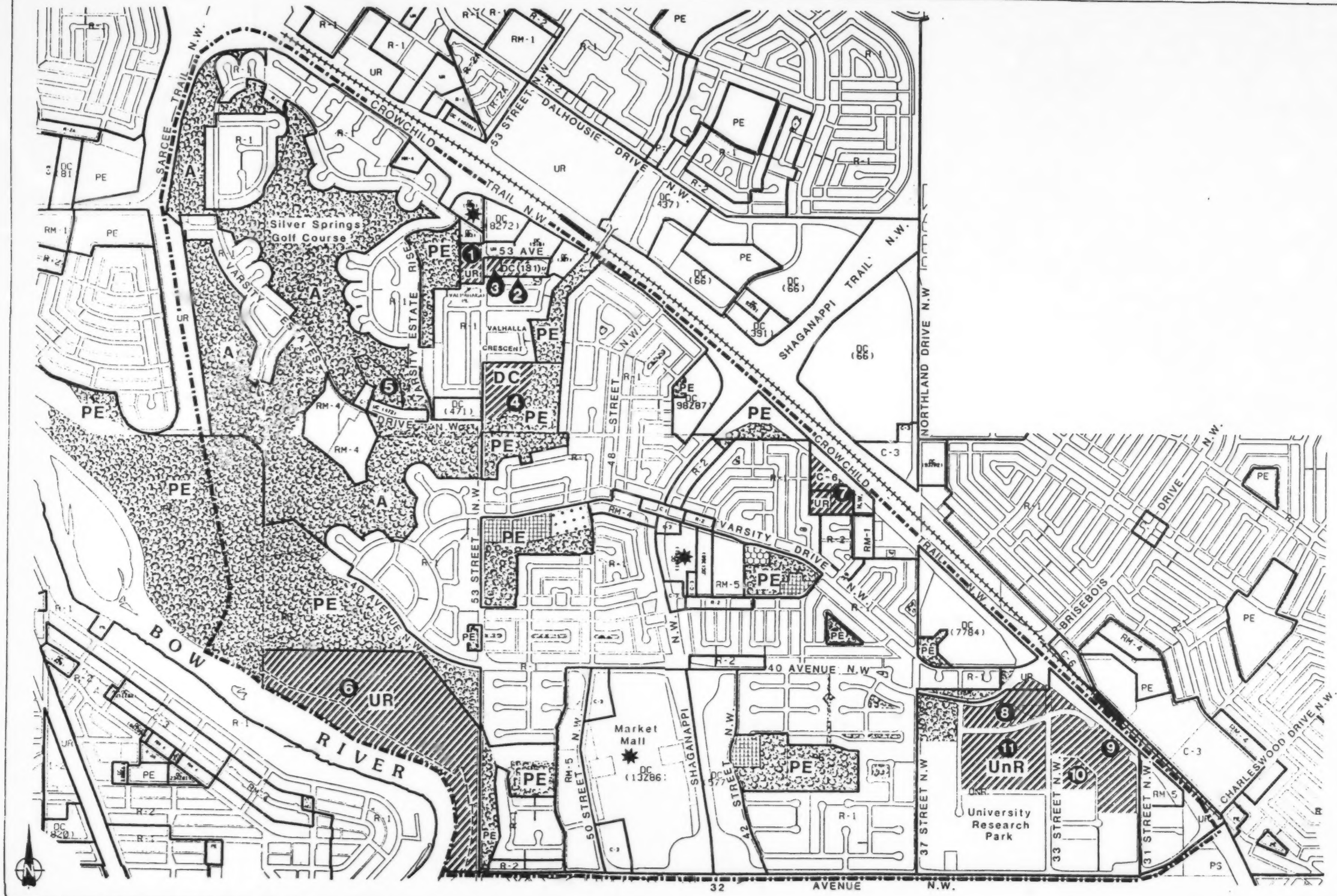
That density of 19.4 persons per acre, however, has not been achieved. As of April 1988 the average residential density in Varsity was only 12.3 persons per acre, which is comparable to other city communities. The reason for the lower than 22 persons per acre density is that many sites have not developed to the densities possible under their land use designations.

2.2 Open Space Policy

The community feels that the Design Brief's policies are unclear regarding certain privately owned open space in the Bow River valley. Also, there is a shortage of flat land for sport fields.

2.2.1 Background

When Varsity was developed for residential uses, municipal reserve land was dedicated for schools and open space recreation purposes as required by the Planning Act. Only one senior high school site was acquired by the Public School Board other than by municipal reserve dedication (Site 4 - Map 2).



MAP 2 — VARSITY COMMUNITY SPECIAL STUDY

TITLE: EXISTING LAND USE DESIGNATIONS

DATE: APRIL 1989

0 1/8mi 1/4mi
0 200m 400m

THE CITY OF CALGARY

LEGEND

- EXISTING UNDEVELOPED SITES
- EXISTING OPEN SPACE 48.53 Ha (119.92 acs) (3.8 Ha/1000 persons)
- VARSITY COMMUNITY ASSOCIATION
- PUBLIC SCHOOL
- SEPARATE SCHOOL
- SHOPPING FACILITIES
- 1 2 ... EXISTING UNDEVELOPED SITE NUMBERS
- LRT LINE AND STATION (PROPOSED)
- VARSITY COMMUNITY BOUNDARY

2.2.2 Analysis of Open Space in Varsity

The Varsity community has a total of 48.53 hectares (119.92 acres ±) of functional local open space. The present open space ratio in the community is 3.8 hectares (9.39 acres ±) per thousand people. This ratio is more than double the current City standard of 1.5 hectares (3.71 acres ±) per thousand people in residential communities.

The Silver Springs Golf Course, a private regional facility, is available to Varsity residents upon payment of a fee. The Bow River valley City-owned park land is also a regional facility which is accessible to the Varsity Community residents for recreational uses. There is also some privately owned land adjacent to the Bow River (Site 6 - Map 2). Although that site is designated UR - Urban Reserve District, its future use, as identified by City Council, is a park for active and passive recreational uses. The policies concerning this private land are included in the Varsity Acres Design Brief, Bowmont Park Master Plan, February 8, 1982 and the Calgary River Valleys Plan, April 30, 1984.

Although the total amount of local open space available in Varsity is well in excess of the City standard, there is insufficient flat land for sport activities such as soccer, rugby and softball. This deficiency is particularly noticeable in the area between Shaganappi Trail and 37 Street N.W. where medium to high density residential development is present. In this area, the City-owned Site 7 is currently used for sport activities such as soccer, rugby and softball games.

3. THE DEVELOPMENT POTENTIAL OF VACANT SITES

The community is concerned about the possible future development of the undeveloped sites existing in Varsity.

3.1 Background

Currently there are eleven undeveloped sites in the Varsity area (see Map 2) which are analyzed below for their development potential. Eight sites have specific land use designations which allow a limited range of uses. The remaining three vacant sites are designated UR, Urban Reserve District, and their ultimate use has not been determined. These three sites are of particular concern to the community.

3.2 Analysis of the Development Potential of the Vacant Sites

3.2.1 Site #1 - 1.22 hectares ± (3.01 acres ±) Map 3:

This site, located west of 53 Street N.W. opposite 53 Avenue, is designated UR - Urban Reserve District, and contains one single-family dwelling. The land can be serviced from the utilities existing on 53 Street N.W.

The Varsity Acres Design Brief calls for low density residential development in this area. The existing development adjacent to the site includes low density residential development (townhouses). An undeveloped site (Site 3) on the opposite side of 53 Street N.W. is designated DC, Direct Control District with guidelines to allow a service station. Directly north of Site 1 is an existing townhouse development.

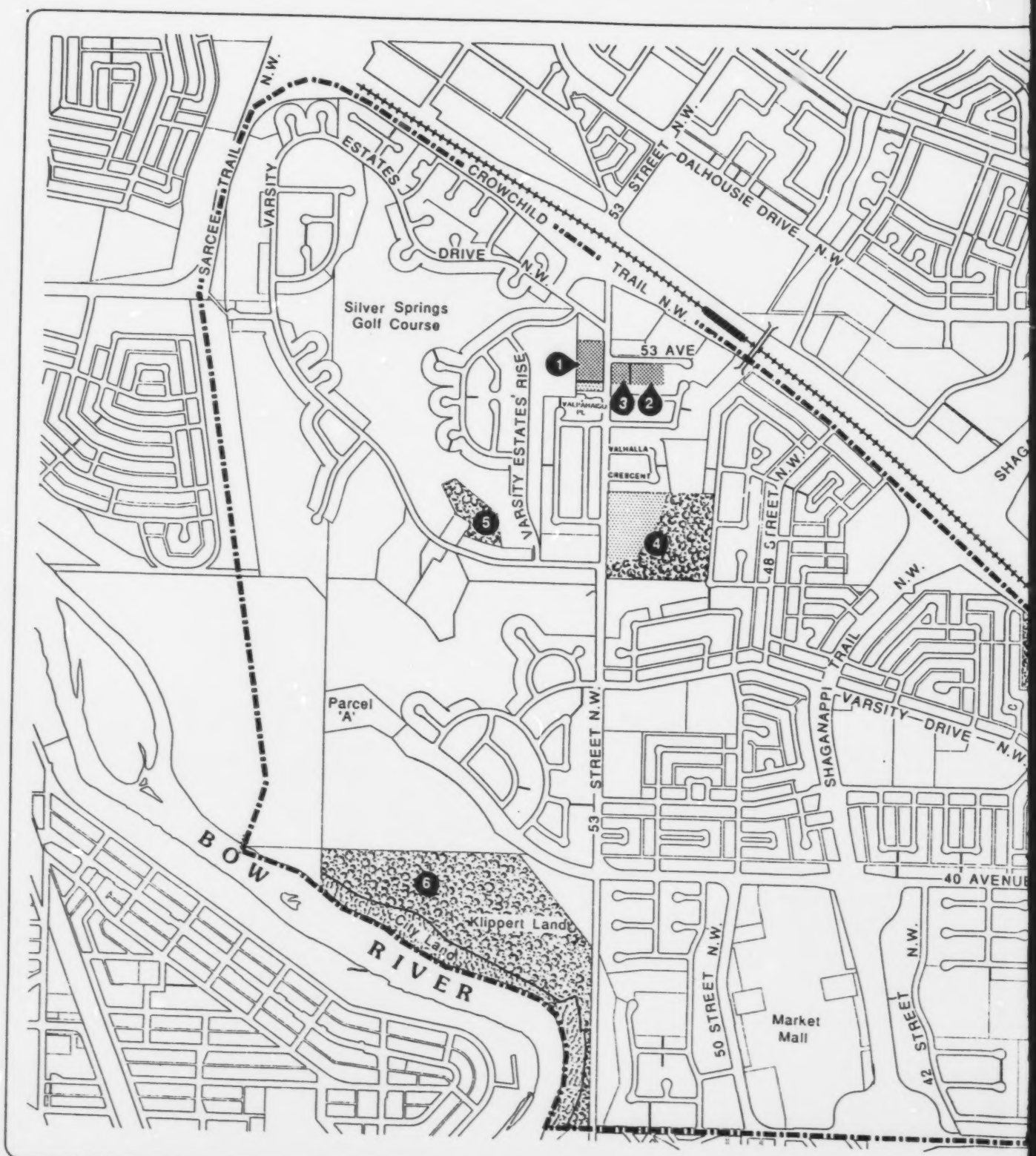
In view of the foregoing, low density residential (townhouses) would seem to be the most appropriate use for the northerly part of Site 1. The southerly portion of Site 1 should be developed for R-1, Residential Single-Family Detached dwellings to be compatible with the single-family homes existing south of Valparaiso Place N.W. There is potential for about 32 dwelling units (28 R-2A and 4 R-1). The site is close to the proposed LRT station and its development should not generate levels of traffic that would adversely affect 53 Street N.W.

Recommendation:.

That the northerly and southerly portions of Site 1 should be considered for DC, Direct Control District with R-2A, Residential Low Density District guidelines and R-1 Residential Single-Detached District, respectively, to allow a maximum of 32 units (see Section 7 for Implementation).

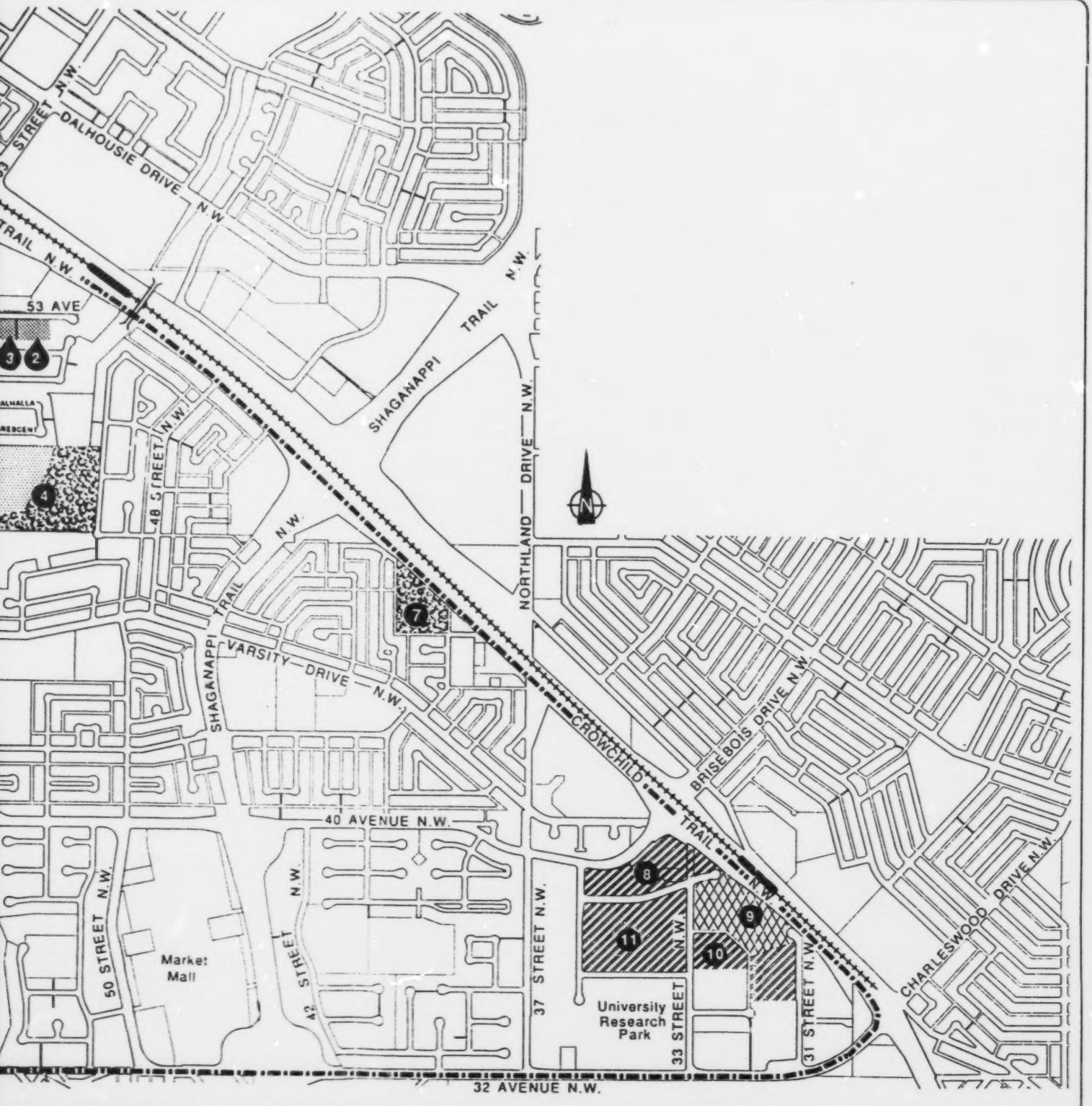
3.2.1.2 Site #2 - 0.53 hectares ± (1.30 acres ±) Map 3:

This site is located directly south of 53 Avenue and east of 53 Street. The existing development on the adjacent site to the east is medium density residential and to the west is a vacant DC site slated for a service station. It is designated DC, Direct Control District with specific



LEGEND

- 1 2 — EXISTING UNDEVELOPED SITE NUMBERS
- LOW DENSITY RESIDENTIAL (TOWNHOUSES)
- OPEN SPACE
- DETACHED SINGLE-FAMILY DWELLINGS
- L.R.T. PARK-'N'-RIDE/KISS-'N'-RIDE/ FEEDER BUS TERMINAL FACILITIES
- INDUSTRIAL/MEDICAL/SCIENTIFIC RESEARCH USES RELATED TO THE UNIVERSITY OF CALGARY



DETACHED SINGLE-FAMILY DWELLINGS

L.R.T. PARK-'N'RIDE/KISS-'N'RIDE/ FEEDER BUS TERMINAL FACILITIES

INDUSTRIAL/MEDICAL/SCIENTIFIC RESEARCH USES RELATED TO THE UNIVERSITY OF CALGARY

LRT LINE AND STATION (PROPOSED)

VARSITY COMMUNITY BOUNDARY

VARSITY COMMUNITY SPECIAL STUDY

MAP 3

TITLE
PROPOSED LAND USES FOR UNDEVELOPED SITES

DATE
APRIL 1989

0 1/4mi 1/4ml
0 200m 400m

THE CITY OF CALGARY

development guidelines to allow a medical (dental) clinic, as approved by City Council in 1974. However, in 1979, City Council approved the Northwest LRT Functional Study which identifies this site as "potential residential redevelopment". A residential use is more supportive of the proposed L.R.T. station on Crowchild Trail than a medical/dental clinic and would not generate as much non-local traffic on 53 Street.

The site could be developed for a park but its size and shape would not accommodate sport fields such as softball, rugby and soccer. Moreover, its future use as a park cannot be justified because there is a large park existing to the west along Varsity Estates Rise (see Map 2).

In view of the foregoing, low density residential (townhouses) on this vacant site seems to be the most suitable use. It would be compatible with adjacent low/medium residential development and would not increase the amount of non-local traffic on 53 Street. There is potential for about 16 dwelling units.

Recommendation:

That Site 2 should be redesignated from DC, Direct Control District with guidelines for a medical/dental clinic to DC with R-2A, Residential Low Density District guidelines to allow a maximum of 16 units (see Section 7 for Implementation).

3.2.1.3 Site #3 - 0.24 hectares ± (0.60 acres ±) Map 3:

This site is located at the southeast corner of 53 Street and 53 Avenue N.W. It was designated DC, Direct Control District in 1974 to accommodate a Service Station and a development permit (DP#88/1548) has been issued for a service station. However, upon further review, a residential use on this site would be more supportive of the 53 Street LRT Station proposed on Crowchild Trail N.W. and would not generate non-local traffic on 53 Street. Therefore, if the previously approved service station is not built, Site 3 should preferably be developed for R-2A, Residential Low Density District (townhouses). There is potential for about 7 townhouse units which seem to be the most appropriate use on this site.

Recommendation:

That if Site 3 is not developed for the previously approved service station (DP#88/1548), it should be redesignated to DC, Direct Control District with R-2A, Residential Low Density District guidelines to allow a maximum of 7 units.

3.2.1.4 Site #4 - 9.23 hectares ± (22.8 acres ±) Map 3:

This site is located east of 53 Street and south of Valhalla Crescent and is designated partly DC, Direct Control District with guidelines and partly PE - Public Park, School and Recreation District (see Map 2). It has good access off 53 Street. In 1971, the Public School Board acquired the site for a senior high school. However, in 1981 the school board declared the parcel surplus to their requirements and it was sold to the City of Calgary.

The site contains a ravine which enters the land from the northeast and curves to the southwest. The existing ravine to the southeast is fully landscaped and includes a walkway/bikeway for active and passive recreation uses. The northwest 3.24 hectares ± (8 acres ±) of the site is completely flat and can be developed for approximately 39 single-family detached dwellings subject to DC, Direct Control District guidelines. The remaining southeast sloping areas, including 5.99 hectares ± (14.8 acres ±) of the ravine, are retained for open space recreational uses.

Recommendation:

That the northwest 3.24 hectares ± (8 acres ±) of Site 4 should be developed for single-family detached dwellings subject to the DC, Direct Control District guidelines approved by Council. The remaining southeast 5.99 hectares ± (14.8 acres ±) of the site should be retained for a park.

3.2.1.5 Site #5 - 2.25 hectares ± (5.55 acres ±) Map 3:

In the Varsity Acres Design Brief (page 4 - "The Plan") this site is shown abutting the north boundary of Varsity Estates Drive and designated for "mf - multi-family" development. During 1979/81 this land was subdivided into two parcels, north and south. The southerly parcel, designated DC with specific guidelines, has been developed for large estate homes. The remaining northerly parcel, directly behind the estate homes, was integrated with the Silver Springs Golf Course and redesignated to A, Agricultural and Open Space District. The Design Brief needs to be amended to reflect this land use change and to comply with the Land Use By-law.

Recommendation:

That the Varsity Acres Design Brief should be amended by replacing "mf - multi-family" designation on Site 5 with the current A, Agricultural and Open Space District designation.

3.2.1.6 Site #6 - 23.75 hectares ± (58.7 acres ±) Map 3:

This site is located west of 53 Street and south of 40 Avenue N.W. The northerly 18.29 hectares ± (45.21 acres ±) of this site are privately owned by Klippert Concrete Ltd. and the land is currently designated UR - Urban Reserve District. The remaining southerly 5.46 hectares ± (13.49 acres ±) of the site has been expropriated by the City for a riverside public pathway. A part of the privately owned land is used for the processing of sand and gravel. Approximately 4.66 hectares ± (11.51 acres ±) of private land is flat and the remainder is steep escarpment running through the northerly portions of the site. The flat portion is entirely within the 100-year floodplain boundary along the Bow River.

The site is located in the river valley and, without suitable vehicular access, is somewhat isolated from the adjacent developed areas. Therefore, off-site road access requirements would be very expensive. Although the site has development potential, it would be very costly to extend the utilities required to service future development. Because of its location

in the low-lying environmentally sensitive floodplain adjacent to the Bow River, it would be advisable to retain this land for a riverside park to accommodate active and passive recreational uses to be integrated with the overall Bowmont Park as previously approved by City Council. The City should acquire the privately owned portion of Site 6 for a future park, on an opportunity basis. Vehicular access to the future park should be discussed with adjacent communities.

Recommendations:

1. That the northerly 18.29 hectares ± (45.21 acres ±) of Site 6 should be retained for a future park in the Bow River valley. When this privately owned land is acquired by the City, it should be redesignated to PE - Public Park, School and Recreation District.

2. That the southerly City-owned 5.46 hectares ± (13.49 acres ±) of Site 6 should be redesignated to PE - Public Park, School and Recreation District (see Section 7 for Implementation).

3.2.1.7 Site #7 - 2.35 hectares ± (5.81 acres ±) Map 3:

This City-owned property is located directly south of Crowchild Trail and west of 39 Street N.W. Its north half is designated C-6, Highway Commercial District and the south half is UR, Urban Reserve District (see Map 2). The current use of the land includes open space recreational activities such as softball, soccer, etc.

The Varsity Acres Design Brief (see "The Plan" - page 4) shows the major part of the site as low density residential and the remaining southwest corner is designated as "local open space". Additionally, the land use policy "2(c)" on page 5 of the Design Brief states that the land be developed for low density residential at an average density of 22 persons per acre.

No access to the site is available from Crowchild Trail N.W., therefore vehicular access to the site is entirely from the south via 39 Street which is a local residential street. The adjacent development includes multi-family residential to the southeast and single-family residential to the southwest.

The utilities existing in the area have capacity to accommodate low/medium density residential development on this site. However, since there is a lack of open space for outdoor recreational purposes, it is preferable to designate the whole site for that use.

Recommendation:

That Site 7 should be redesignated from C-6 and UR to PE - Public Park, School and Recreation District (see Section 7 for Implementation).

3.2.1.8 Sites #8 - #11 (Map 3):

As shown on Map 3, all these sites are included in the University Research Park. Their current land use designation is UnR - University Research District, in compliance with the Varsity Acres Design Brief. Although the sites are presently vacant, they will be used for industrial, medical and scientific research uses that are related to the University.

Site 9 shown on Map 3 is required for LRT park-n-ride and feeder bus terminal facilities adjacent to the proposed Brentwood LRT station on Crowchild Trail N.W. This location for the LRT facilities was approved by City Council on December 19, 1988 when it adopted the recommendations of the Operations and Development Committee in their Clause OD88-113, Re: "Northwest LRT Park-'N'-Ride Review."

Recommendation:

That no change should be made to the current land use designations of Sites 8 - 11, and that Site 9 be retained for the future LRT park-n-ride, kiss-n-ride and feeder bus terminal facilities.

4. ASSESSMENT OF IMPACT ON VARSITY OF POTENTIAL DEVELOPMENT ON VACANT SITES

4.1 Population Growth

With respect to the future development potential of undeveloped sites in Varsity, as identified in the foregoing Section 3.2, a total of up to 94 additional dwelling units can be accommodated within the community. With an average of 3.1 persons per dwelling unit, future development could increase the population of Varsity by about 292 persons. Such an increase would give an overall average residential density of about 12.5 persons per acre which is approximately 43 percent below the 22 p.p.a. density level. The trend from 1983 to 1988 suggests that the population of this community is unlikely to change significantly in the near future.

4.2 Open Space

When Site #4 is developed (see Map 3), approximately 6 hectares (14.8 acres ±) of additional land will be allocated for park purposes. The open space ratio in Varsity will then be 4.39 hectares (10.84 acres±) per 1000 population, which is almost three times the City standard (1.5 hectares per 1000 people) for residential communities. Additional open space will therefore enhance, rather than adversely affect, the amount of open space available in Varsity.

4.3 School Facilities

As a result of the possible future addition of about 292 people to the population of Varsity, about 64 additional children could be expected to attend schools in the community. The projected numbers are categorized as follows:

Public Schools	- Elementary	=29
	- Junior High	=14
	- Senior High	= 1
	TOTAL	44
Catholic Schools	- Elementary	=13
	- Junior High	= 6
	- Senior High	= 1
	TOTAL	20

It must be noted that the above figures for school children relate only to the actual completion of all future development in Varsity.
Currently, three Public schools and a Catholic school in Varsity are designated as "bus receivers" for adjacent residential communities such as Silver Springs and East Scenic Acres. The Public and Catholic schools in the community can accommodate the additional number of school children noted above.

4.4 Shopping Facilities

The Varsity community is currently served by three shopping facilities (e.g., Crowchild Square (neighbourhood) Shopping Centre, Varsity Shopping Centre and Calgary Market Mall Regional Shopping Centre (see Map 2).

The total amount of retail commercial space in Varsity is estimated to be 92,900 square metres (1,000,000 square feet). Generally, this amount of retail commercial space should serve an area with a population of about 40,000 to 100,000 people, while the current population of Varsity is only 12,818 persons. Therefore, the present amount of retail commercial space will meet community needs for the foreseeable future and will not be adversely affected by the possible future addition of about 292 people.

4.5 Existing Utilities

The existing major utilities (e.g., water, storm and sanitary sewers) have sufficient capacity to accommodate the recommended development on the vacant parcels in Varsity.

5. REVIEW OF TRAFFIC VOLUMES

The community is concerned about the current high traffic volumes in the Varsity area, particularly on 53 Street south of Varsity Estates Drive N.W.

5.1 Background

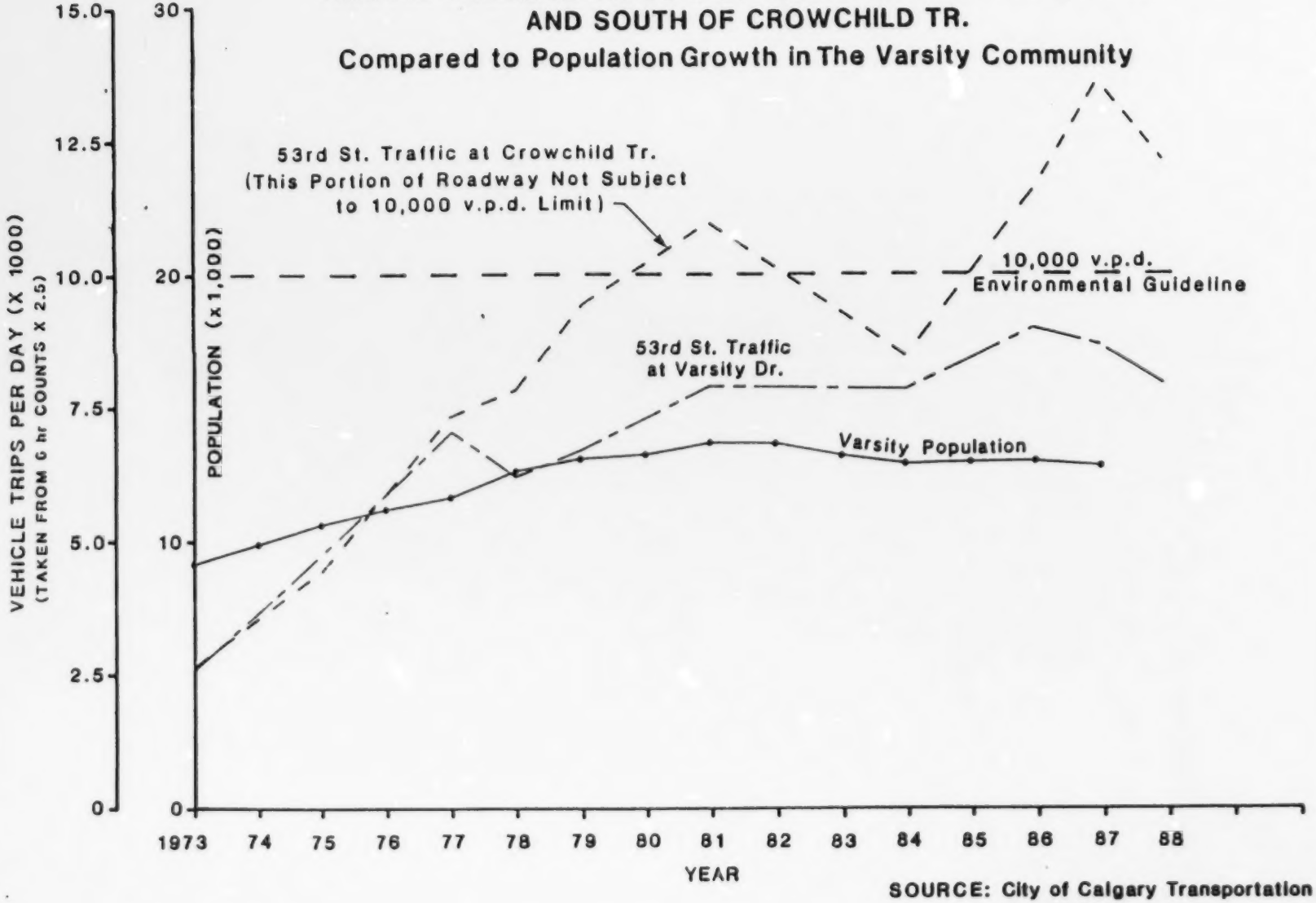
The Varsity Acres Design Brief designated 53 Street south of Varsity Estates Drive as a collector with an environmental capacity guideline of 10,000 vehicles per day. Because of general traffic congestion along the Crowchild Trail N.W. corridor, and the Market Mall traffic using 53 Street as a short-cut through Varsity, the average daily traffic flow on 53 Street is approaching, or has exceeded, the 10,000 vehicles per day limit on parts of 53 Street south of Varsity Estates Drive N.W. This is not unexpected because a vital roadway link (i.e., the westerly extension of 40 Avenue west of 53 Street) was deleted from the roadway network originally planned for the Varsity area in 1970 (Re: - Council Minutes, October 22, 1970 and Clause E.28 - Commissioners' Report dated November 3, 1971).

According to the Design Brief, if the 10,000 vehicles per day limit is exceeded on 53 Street south of Varsity Estates Drive to 40 Avenue N.W., the City is required to take appropriate traffic measures to reduce traffic volumes to 10,000 vehicles per day. In recent years, the traffic volumes on 53 Street have shown variations according to "time of the year" or "day of the week". Also, it seems that traffic volume increases have not occurred in proportion to population growth in areas beyond the Varsity community (see Figures 1 and 2).

FIGURE 1

TRAFFIC VOLUMES ON 53rd ST. N.W. SOUTH OF VARSITY DR. AND SOUTH OF CROWCHILD TR.

Compared to Population Growth in The Varsity Community

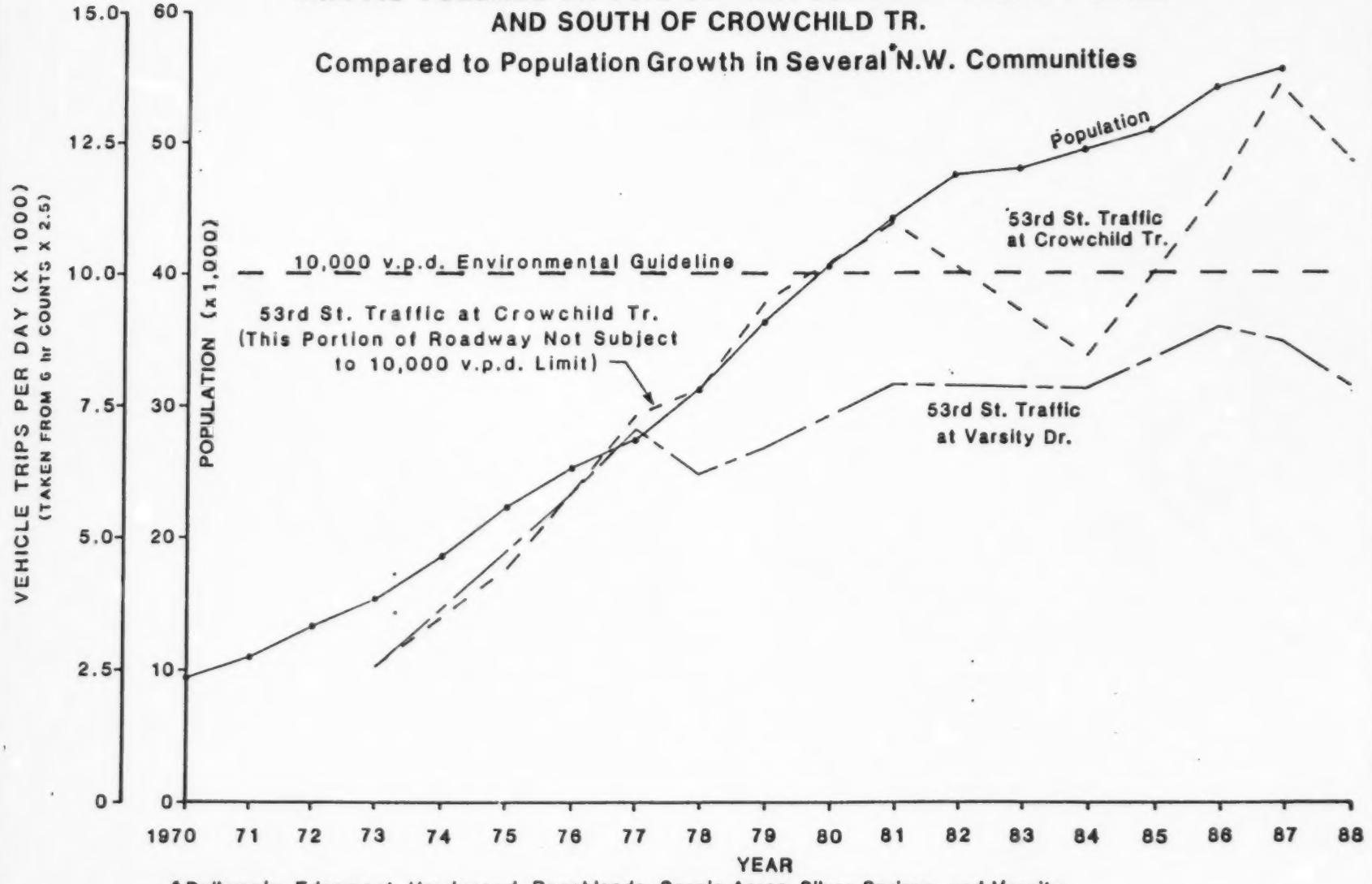


SOURCE: City of Calgary Transportation Department

FIGURE 2

TRAFFIC VOLUMES ON 53rd ST. N.W. SOUTH OF VARSITY DRIVE AND SOUTH OF CROWCHILD TR.

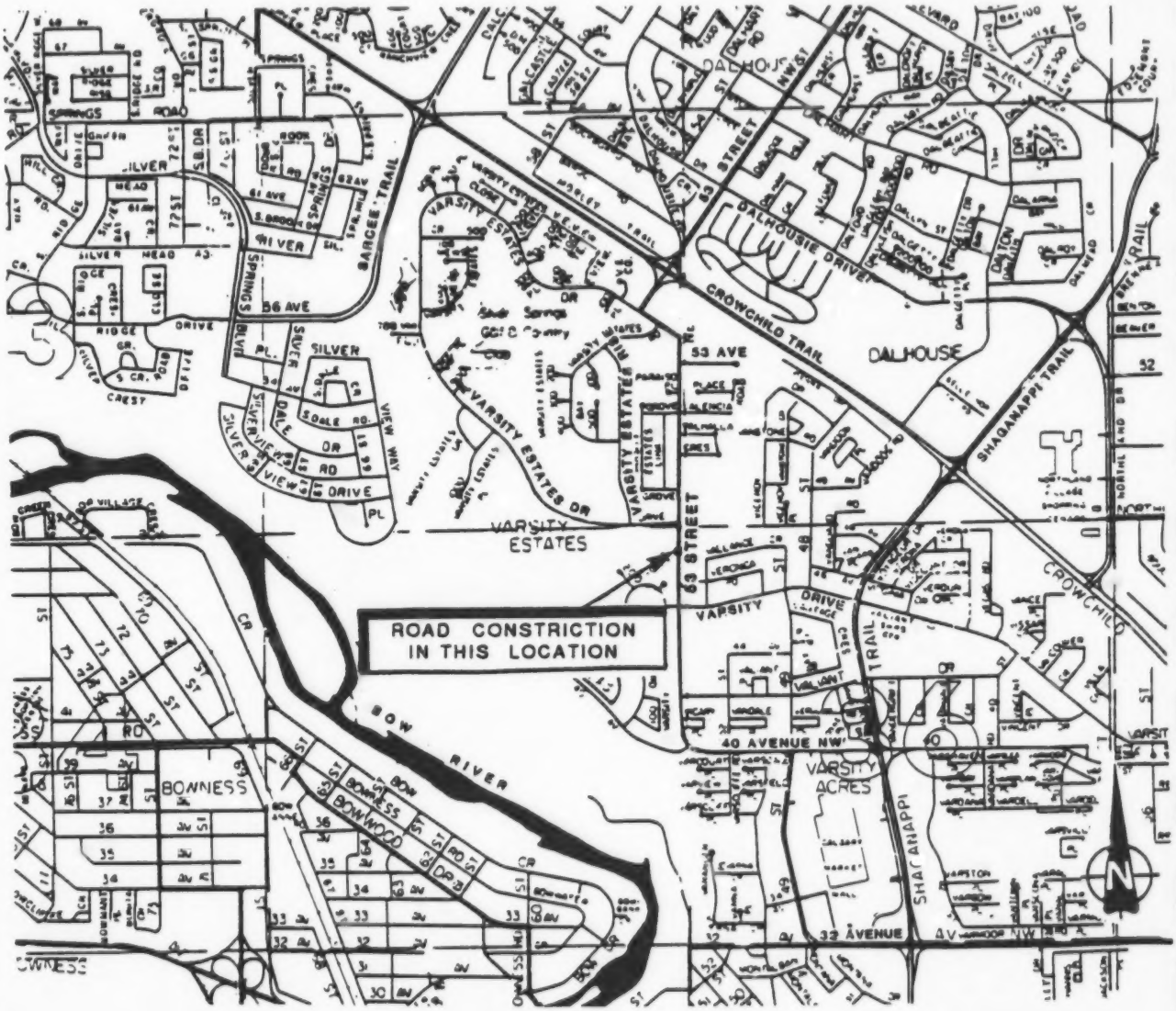
Compared to Population Growth in Several* N.W. Communities



* Dalhousie, Edgemont, Hawkwood, Ranchlands, Scenic Acres, Silver Springs, and Varsity

SOURCE: City of Calgary Transportation Department

FIGURE 3



VARSITY SPECIAL STUDY

-53rd St. Traffic Measures

5.2 Possible Measures for Reducing Traffic Volumes

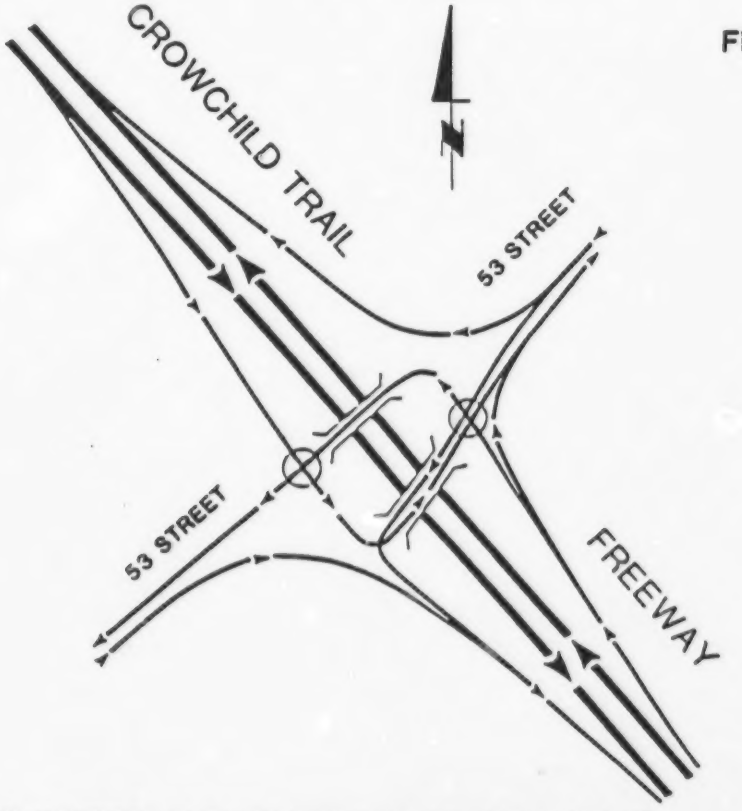
The following measures for reducing traffic volumes on 53 Street have been discussed with the Varsity community.

5.2.1 Road Constriction on 53 Street (See Figure 3)

Establish a road constriction on 53 Street directly south of the south leg of Varsity Estates Drive, so that only one lane of traffic can pass at one time. Traffic flow in alternating directions would be controlled by means of signals. Such a measure would effectively discourage shortcutting traffic through Varsity. However, it may result in safety problems (i.e., constriction point not easily visible to motorists) because of its proposed location in the existing ravine with steep slopes on 53 Street south of Varsity Estates Drive. Additionally, it would hinder transit operations and it may not be acceptable for the provision of emergency services.

5.2.2 A Limited Movement Interchange at Crowchild Trail and 53 Street N.W. (See Figure 4)

FIGURE 4



"LIMITED MOVEMENT INTERCHANGE"

(Ref. VARSITY ACRES DESIGN BRIEF - page 28)

Intersections shown thus shall have no turns other than the single right turn as shown

Although this measure, included in the Varsity Acres Design Brief (see page 28), would eliminate the non-local shortcutting traffic on 53 Street, it would be extremely expensive to implement. Moreover, the offset interchange does not provide for transit access across Crowchild Trail and for other traffic movements (e.g., northbound through, eastbound to southbound and northbound to westbound). This measure cannot be justified in terms of its overall cost/benefit implications at this time.

5.2.3 Measures related to the westerly extension of 40 Avenue N.W. to Silver Springs Boulevard and Sarcee Trail N.W., which would solve the traffic problems, have been previously investigated and eliminated.

Recommendation:

That the Transportation Department should discuss with the Varsity Community Association the feasibility of implementing a road constriction on 53 Street on a trial basis, including any other traffic control measures (e.g., Stop/Warning Signs/Barricades) required on 53 Street south of Crowchild Trail N.W.

6. CONCLUSION

There is potential for further subdivision and development in the Varsity community, which could result in the possible future addition of about 292 people to the current population. Such an increase would have no adverse impact on the existing community facilities such as schools, shopping centres or open space for recreational pursuits. However, some additional open space with reasonably flat topography is needed for soccer and rugby sport fields, particularly in the medium/high density area east of Shaganappi Trail and south of Crowchild Trail N.W. Site 7 is recommended for such sport fields (See Map 3).

In summary, it is felt that the development that will be allowed on the vacant parcels will not cause additional traffic congestion problems in the community.

7. IMPLEMENTATION

The recommendations contained in Sections 3 and 5 of this report should be implemented by the following actions:

a) The Varsity Acres Design Brief should be amended to reflect the recommendations of this study.

b) The Planning & Building Department should initiate the land use redesignations proposed for the undeveloped sites in Varsity as per Appendix 1.

c) The acquisition of private land (Site 6) by the City should occur through negotiations with the landowners involved.

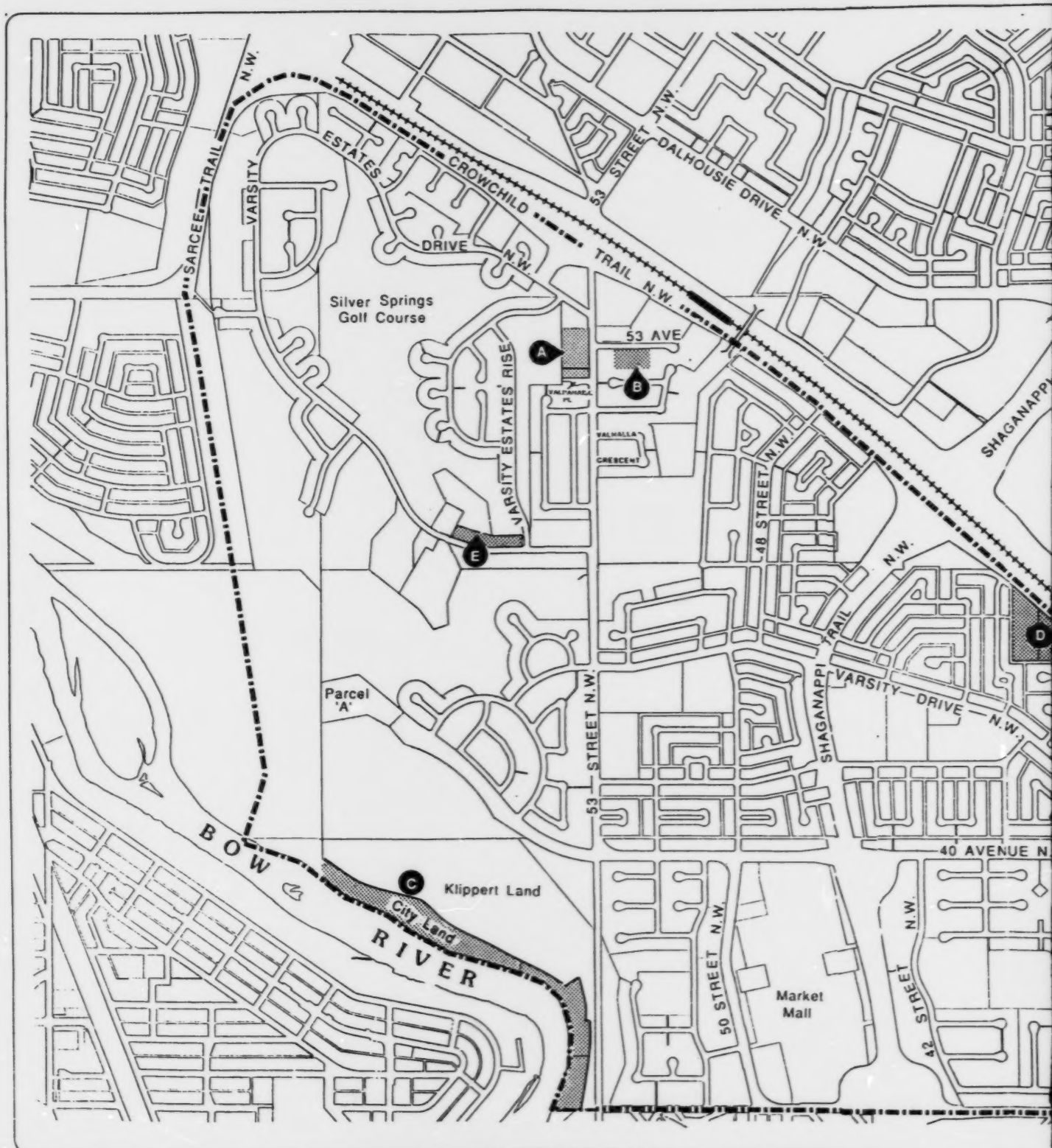
APPENDIX

VARSITY COMMUNITY SPECIAL STUDY

APPENDIX 1

The Varsity Acres Design Brief (Page 4 - "The Plan") shall be amended at a public hearing of City Council to accommodate the following land use redesignations for the sites in Varsity shown on Map 4:

Site 'A'	Redesignate the northerly 0.93 hectares ± (2.3 acres ±) of this site to DC, Direct Control District with R-2A, Residential Low Density District guidelines and the remaining southerly 0.29 hectares ± (0.71 acres ±) to R-1, Residential Single-Detached District.
Site 'B'	Redesignate this site to DC, Direct Control District with R-2A, Residential Low Density District guidelines.
Sites 'C'&'D'	Redesignate these City-owned sites to PE - Public Park, School and Recreation District.
Site 'E'	Redesignate this site to DC, Direct Control District for R-1, Residential Single-Detached District. (This item was added by City Council at its meeting of 1989 June 19).



LEGEND

A B SITES REQUIRING LAND USE REDESIGNATIONS

Site A: UR to DC WITH R-2A GUIDELINES
UR to R-1 (SOUTHERLY PORTION)

Site B: DC to DC WITH R-2A GUIDELINES

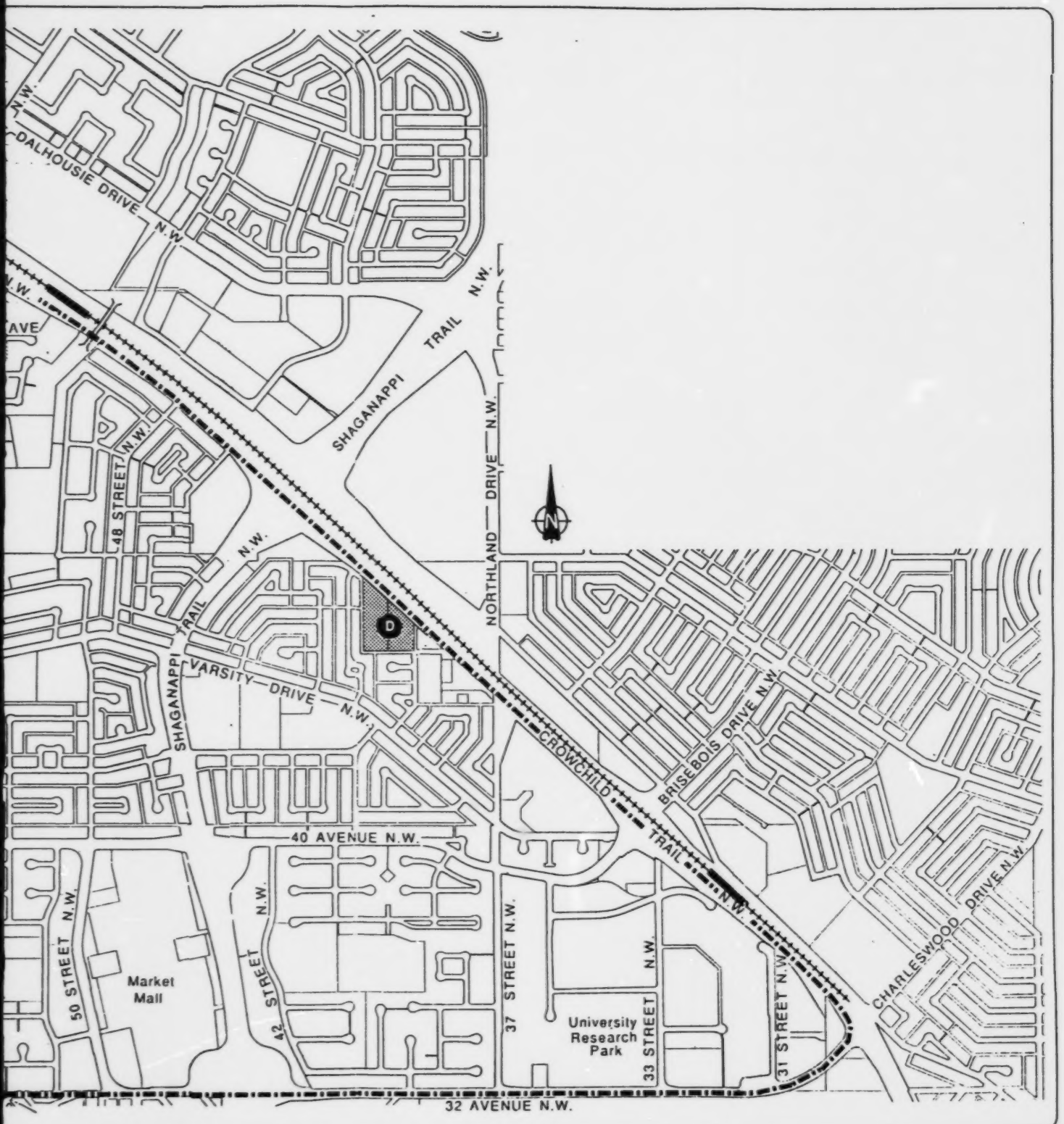
Site C: UR to PE

Site D: C-6 + UR to PE

Site E: DC to DC WITH R-1 GUIDELINES

LRT LINE AND STATION (PROPOSED)

VARSITY COMMUNITY BOUNDARY



LRT LINE AND STATION (PROPOSED)

VARSITY COMMUNITY BOUNDARY

VARSITY COMMUNITY SPECIAL STUDY

Appendix 1 Map 4

TITLE SITES REQUIRING LAND USE REDESIGNATIONS

DATE JULY 1989

0 1/8mi 1/4mi
0 200m 400m

THE CITY OF CALGARY